

EXHIBIT 12

840 Atlantic Avenue Rezoning

Environmental Assessment Statement

CEQR No. 20DCP162K

Prepared for:
Vanderbilt Atlantic Holdings LLC

Prepared by:
Philip Habib & Associates

February 25, 2021

**Exhibit
P12**

840 Atlantic Avenue Rezoning
Environmental Assessment Statement

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City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME 840 Atlantic Avenue Rezoning

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
20DCP162K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
210249ZMK, 210250ZRKOTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader, Director, Environmental Review and
Assessment Division

2b. Applicant Information

NAME OF APPLICANT

Vanderbilt Atlantic Holdings LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Stefanie Marazzi, Hirschen Singer & Epstein LLP

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ADDRESS 40 Exchange Place, Suite 1502

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3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR Part 617.4(b)(9): any Unlisted Action occurring wholly or partially within, or substantially contiguous to, any historic building, structure, site or district. The Development Site located at 840 Atlantic Avenue is directly across Pacific Street from the Prospect Heights Historic District which is a designated New York City Landmarks Preservation Commission (LPC) historic district as well as listed on the State and National Register of Historic Places (S/NR). The Development Site is also located across the street from the St. Joseph's R.C. Church Complex which is eligible for listing on the S/NR.

Action Type (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)☒ LOCALIZED ACTION, SITE SPECIFIC☐ LOCALIZED ACTION, SMALL AREA☐ GENERIC ACTION

4. Project Description

Vanderbilt Atlantic Holdings LLC (the "Applicant") is seeking three discretionary zoning actions in order to facilitate the redevelopment of 840 Atlantic Avenue (Block 1122, Lots 1, 9, 10, 68, 69, 70, 71) in the Prospect Heights neighborhood of Brooklyn Community District 8 (the "Development Site") (refer to Figure 1, "Project Location"). The discretionary actions include: (i) a zoning map amendment to rezone a portion of the Development Site from M1-1 and R6B to C6-3X; (ii) a zoning text amendment to ZR Appendix F to designate the Development Site as a Mandatory Inclusionary Housing (MIH) Area; and, (iii) a zoning text amendment to create a new ZR Section 35-662 to allow flexibility in the location of the street wall. The Applicant proposes to construct a new 18-story mixed-use building, with approximately 376,432 gross square feet (gsf)). The Proposed Development would contain 312,917 gsf of residential uses (comprising approximately 316 dwelling units, of which approximately 95 would be affordable) and 55,715 gsf of commercial retail uses on the first and second stories. Approximately 7,800 gsf of community facility uses would also be provided on the first and second stories. Approximately 90 accessory parking spaces would be provided. The Applicant is proposing to utilize Option 2 of the Mandatory Inclusionary Housing program by providing thirty percent of the residential floor area (equivalent to approximately 95 units) as affordable floor area for households with a weighted average of 80% of the income index.

Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 8

STREET ADDRESS 840 Atlantic Avenue

TAX BLOCK(S) AND LOT(S) Block 1122, Lots 1, 9, 10, 68, 69, 70, 71

ZIP CODE 11238

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Atlantic Avenue, Vanderbilt Avenue, Pacific Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY
M1-1; R6B

ZONING SECTIONAL MAP NUMBER 16c

5. Required Actions or Approvals (check all that apply)

City Planning Commission: ☒ YES ☐ NO☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO☐ VARIANCE (use)☐ VARIANCE (bulk)☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:**Other City Approvals Subject to CEQR** (check all that apply)☐ LEGISLATION☐ RULEMAKING☐ CONSTRUCTION OF PUBLIC FACILITIES☐ 384(b)(4) APPROVAL☐ OTHER, explain:☐ FUNDING OF CONSTRUCTION, specify:☐ POLICY OR PLAN, specify:☐ FUNDING OF PROGRAMS, specify:☐ PERMITS, specify:**Other City Approvals Not Subject to CEQR** (check all that apply)☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)☐ LANDMARKS PRESERVATION COMMISSION APPROVAL☐ OTHER, explain:**State or Federal Actions/Approvals/Funding:** ☐ YES ☐ NO If "yes," specify:**6. Site Description:** The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.**Graphics:** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.☒ SITE LOCATION MAP☒ ZONING MAP☒ SANBORN OR OTHER LAND USE MAP☒ TAX MAP☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)☐ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): Approximately 38,800 sf

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): Approximately 38,800 sf

Other, describe (sq. ft.): N/A

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approximately 376,432 sf

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Approx. 376,432 sf

HEIGHT OF EACH BUILDING (ft.): 205' (to the bulkhead)

NUMBER OF STORIES OF EACH BUILDING: 18

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 38,800 sq. ft. (width x length)

VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 0 sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023 (see Appendix C for construction schedule)

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 to 22 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

APPENDIX C
CONSTRUCTION SCHEDULE



On Behalf of 840 Atlantic Avenue

Project Schedule Response 1.22.2021

Dear Tom;

Per your request to comments from DCP; G&T prepared the project schedule on October 20, 2020 after absorbing all available information and taking into consideration all factors and historical data from similar projects completed in New York.

The construction schedule with a start date of 1.4.2022 and an anticipated end date of on or about 10.9.2023 assumes the following logic to achieve the completion date represented. The total duration of construction is expected to be approximately 21 months.

Upon completion of the demolition phase, given the size of the site we would phase the SOE installation allowing foundations to start while the SOE scope is still ongoing. This strategy will allow us to save time on the foundation schedule and start formwork concurrent to the phase 2 SOE installation. Subsequent to the foundation completion, superstructure will be constructed using a street crane on a 5-day pour cycle from the 1st floor to the 5th floor. The 5th floor to the 18th floor pours would be on a 3-day pour cycle as the floor plates are typical going up the building allowing for optimal efficiency which is industry standard.

Upon completion of the 5th floor MEP installation would begin with an anticipated 7-month duration with installation completed on or about May 15, 2023.

Following the MEP install, we would start the process of making the building watertight by installing windows and temporary roofs to allow for the installation of the dry trades to begin. With the strategic locations of the temporary roof, we would also be able to start the elevator install to provide vertical transportation allowing us to remove the hoist and fully enclose the building. With the anticipated early enclosure of the building, the interior fit out of the apartments will be advanced allowing us to complete all apartment fit out and call for TCO inspection. The interior finish anticipated completion date of August 14, 2023 allows us 2 months to work on the TCO close out process which based on prior experience is appropriate for a project of this size.

Our plan to achieve the schedule presented is to chase all trades up the building in a thoughtful and methodical manner to optimize time. We would also like to note that the retail and community spaces will be delivered white box and as a result, the fit out of these spaces is not included in the schedule.

Regards

A handwritten signature in black ink, appearing to read "Brian Hart", with a stylized flourish at the end.

Brian Hart

Associate Director

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GARDINER & THEOBALD INC

t: (212) 661-6624

c: (347) 307-0277



840 ATLANTIC AVENUE CONSTRUCTION SCHEDULE																	
ID	Task Name	Duration	Start	Finish	December	January	February	March	April	May	June	July	August	September	October	November	December
1					11/28 12/12 12/26	1/9 1/23 2/6 2/20 3/6	3/20 4/3 4/17 5/1	5/15 5/29 6/12 6/26 7/10	7/24 8/7 8/21 9/4	9/18 10/2 10/16 10/30 11/13	11/27 12/11 12/25 1/8	1/22 2/5 2/19 3/5	3/19 4/2 4/16 4/30 5/14	5/28 6/11 6/25 7/9	7/23 8/6 8/20 9/3	9/17 10/1 10/15 10/29 11/12	11/26 12/10
2	REZONING APPROVAL	0 days	Wed 12/1/21	Wed 12/1/21													
3	840 ATLANTIC AVENUE	460 days	Tue 1/4/22	Mon 10/9/23													
4	CONSTRUCTION	460 days	Tue 1/4/22	Mon 10/9/23													
5	Excavation & Foundation	170 days	Tue 1/4/22	Mon 8/29/22													
6	Demolition	2 mons	Tue 1/4/22	Mon 2/28/22													
7	Install S.O.E. - Phase 1	1 mon	Tue 3/15/22	Mon 4/11/22													
8	Install S.O.E. - Phase 2	1 mon	Tue 4/12/22	Mon 5/9/22													
9	Foundations	6 mons	Tue 3/15/22	Mon 8/29/22													
10	Superstructure	280 days	Tue 8/30/22	Mon 9/25/23													
11	Concrete cellar to ground floor	2 mons	Tue 8/30/22	Mon 10/24/22													
12	Ground Floor to Roof	8 mons	Tue 10/25/22	Mon 6/5/23													
13	Exterior Envelope	220 days	Tue 11/22/22	Mon 9/25/23													
14	Exterior Masonry	8 mons	Tue 11/22/22	Mon 7/3/23													
15	Windows & Curtain Wall	7 mons	Tue 1/17/23	Mon 7/31/23													
16	Terraces/Deck Finishes	2 mons	Tue 8/1/23	Mon 9/25/23													
17	CORE & SHELL FIT OUT	225 days	Tue 11/29/22	Mon 10/9/23													
18	MEP Rough In	6 mons	Tue 11/29/22	Mon 5/15/23													
19	Framing/Sheetrock	5 mons	Tue 1/31/23	Mon 6/19/23													
20	Interior Finishes	4 mons	Tue 4/25/23	Mon 8/14/23													
21	Elevator Program	4 mons	Tue 6/20/23	Mon 10/9/23													
22	Lobby Finishes	3 mons	Tue 7/4/23	Mon 9/25/23													
23	Amenity Finishes	2 mons	Tue 8/1/23	Mon 9/25/23													
24	TCO Procurement	1 mon	Tue 8/29/23	Mon 9/25/23													
25	Site Work	150 days	Tue 2/14/23	Mon 9/11/23													
26	Hardscape	5 mons	Tue 2/14/23	Mon 7/3/23													
27	Landscaping & irrigation	3 mons	Tue 6/20/23	Mon 9/11/23													
28	Punchlist, Cleanup & FFE	4 mons	Tue 6/20/23	Mon 10/9/23													
Project: Construction Schedule Date: Tue 10/20/20					<div><div>Task Split Milestone</div><div>Summary Project Summary Inactive Task</div><div>Inactive Milestone Inactive Summary Manual Task</div><div>Duration only Manual Summary Rollup Manual Summary</div><div>Start only Finish only External Tasks</div><div>External Milestone Deadline Progress</div><div>Manual Progress</div></div>												

